



R
&L

7 Queen Street

Church Gresley | DE11 9LY | Guide Price £220,000

ROYSTON
& LUND

- Guide Price: £220,000 - £225,000
- Spacious Living/Dining
- Off-Road Parking for Multiple Vehicles
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Family Home
- First Floor Bathroom Room
- Single Garage
- Council Tax: B
- Freehold





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Royston & Lund are delighted to present this well-maintained three-bedroom semi-detached home, situated in the popular area of Church Gresley, Swadlincote and offering spacious accommodation ideal for first-time buyers and families alike.

An entrance hall provides access to the principal ground floor accommodation, stairs to the first floor. The ground floor comprises a generous lounge/dining room with ample space for both seating and dining areas, alongside a fitted kitchen overlooking the front of the property.

To the first floor are three bedrooms, including a spacious principal bedroom, together with a modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles and access to the garage.

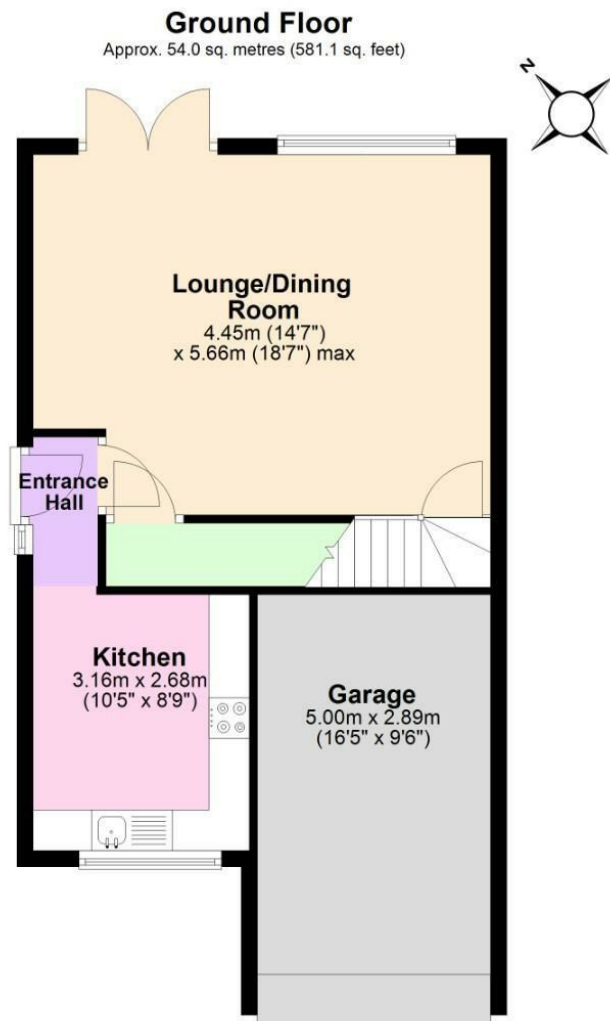
To the rear is a private enclosed garden featuring a patio seating area, lawn and established planting, creating an attractive space for outdoor entertaining and family enjoyment.

Located within easy reach of local amenities, schools and transport links, this is a fantastic opportunity to acquire a well-presented home in a sought-after residential location.

For more Information: https://reports.sprift.com/property-report/?access_report_id=5354087

Freehold





Total area: approx. 102.7 sq. metres (1105.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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